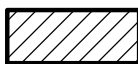




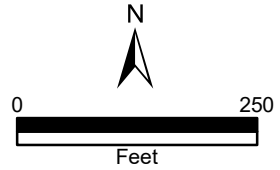
**10-I-20-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**234 E. Oklahoma Ave. 37917**  
**Old North Knoxville H**

Original Print Date: 9/30/2020  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Tom Adams Solar Alliance



**Meeting:** 10/15/2020  
**Applicant:** Tom Adams Solar Alliance  
**Owner:** Katherine Goslee Laura Bogle

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## Property Information

**Location:** 234 E. Oklahoma Ave. **Parcel ID** 81 M A 013  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman, c.1915

One and one-half story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering, shed-roof dormer clad in vinyl siding. Double hung one over one windows. One story wrap around front and side porch with round fluted wood columns and brick columns, brick balustrade. Interior offset chimney. Brick foundation. Irregular plan.

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## Description of Work

Level I/II Removal of Artificial Siding, Routine Repair, Major Repair or Replacement

Replacement in-kind of wood beadboard porch ceiling; replacement of existing wood tongue-and-groove porch flooring with new tongue-and-groove porch flooring; replacement of non-historic, one-over-one, vinyl windows with one-over-one, double-hung wood windows (Jeld-Wen W-2500). Level 1 COA approved 10/5/2020; all other scopes of work to be reviewed by HZC on 10/15/2020.

Level II Items:

Replacement of vinyl lap siding on dormer with wood board-and-batten siding.

Replacement of two round, fluted Doric Columns on front porch with two tapered wood columns to reflect Craftsman style of house.

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## Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

### B. Windows

2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width, and profile. They shall be the same materials as the original windows, which were generally wood.

### C. Porches

1. Historic porches on houses in Old North Knoxville should be repaired, or may replicate the original porch if documentation of its size and design can be discovered.  
2. Design elements to be incorporated in any new porch design must include tongue-and-groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate.

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E. Siding

3. Replacement siding must duplicate the original.
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## Comments

N/A

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## Staff Findings

1. 234 E. Oklahoma Avenue is a contributing resource to the Old North Knoxville National Register Historic District and local historic overlay.
  2. Removal of the non-historic vinyl siding on the dormer is appropriate. Guidelines recommend that replacement siding duplicate the original. Applicant should assess status of wood lap siding under vinyl siding on dormer, and repair or replace in patches if possible, prior to fully replacing with new wood siding.
  3. While the Craftsman-style porch support most common in ONK (and Knoxville) is a tapered wood column resting on a brick pier, a tapered wood column that extends to porch or ground level is also identified as characteristic of the Craftsman style in McAlester's Field Guide to American Houses. The proposed column detail is more in keeping with the Craftsman style than the fluted Doric column, and the proposed wood materials meet the design guidelines.
- 

## Staff Recommendation

Staff recommends approval of the work as proposed, with the condition that the applicant explore and document repair of any existing siding remaining under the dormer's existing vinyl siding, prior to replacement with the proposed wood board-and-batten material.



# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Tom Adams

Applicant

9/10/2020

10/15/2020

10-I-20-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Tom Adams

Solar Alliance

Name

Company

3504 Knox In

Knoxville

TN

37917

Address

City

State

Zip

206-551-8700

tomjapan@yahoo.com

Phone

Email

## CURRENT PROPERTY INFO

Kathrine Goslee & Laura Bogle

234 E Oklahoma Ave

865-789-9161

Owner Name (if different from applicant)

Owner Address

Owner Phone

234 E Oklahoma Ave

081MA013 83124

Property Address

Parcel ID

484 NORTH KNOXVILLE RES 84

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

9/24/2020

Staff Signature

Please Print

Date

*[Handwritten Signature]*

Please Print

9/23/2020

Date

# REQUEST

## DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

**See required Downtown Design attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

**See required Historic Zoning attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
      Site built     Modular     Multi-Sectional

**See required Infill Housing attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

Level II items for HZC review highlighted in red.

234 E Oklahoma refurbish.

List of work to be done.

1. Replace inkind front porch ceiling pine beadboard tongue & groove
2. Replace inkind front porch flooring pine tongue & groove 3 inch.
3. Replace upper eave siding (currently vinyl) with wood board & batten siding shown in exhibit A
4. Replace 2nd story & kitchen windows with wood framed window to reflect more historic look (currently vinyl). New window is Jeld-wen w-2500 Window. See exhibit B.
5. Replace front porch greek style columns with more appropriate craftsman style. See Exhibit C



Existing conditions, showing fluted columns and vinyl lap siding on dormer.



Rendering of proposed columns and wood board-and-batten siding on dormer.